

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

Town of Richmond
Planning Board Public Hearing
May 15, 2018 7:30 PM Veterans Hall

Members Present:

Richard Drew (Chairman)
Lloyd Condon, (Vice Chairman)
Seth Reece (Secretary)
Stacie Maillet
Chris Daugherty, Selectman Rep.

Members Absent:

Jason Macdonald
Norma Thibodeau
Butch Morin (Alt.)

Public in Attendance: Arty Lang and Keith Marinoff representatives from Camp Takodah.

Meeting called to order @ 7:30 PM

1. Public:

No Public.

2. Camp Takodah Buffer and Building:

Chairman Drew requested to move Camp Takodah to 2. and mail to 3.

The Zoning Compliance officer visited Camp Takodah regarding a complaint about the screening not being in place to buffer the sound from Village A and Village B by a neighbor. The 2012 and 2015 Site Plan Reviews were accepted with the condition of approval that screening would be added for both Village A and B. The abutting neighbors agreed that screening would help with the noise and lighting. When the Zoning Officer went to Camp Takodah the screening had not been planted. There was also a 6000 sq. foot paved area for the Camp's basketball court but there wasn't a site plan or permit on file for the addition of a paved basketball court.

The original site plan conditionally approved in 2015 had a basketball court that was smaller but didn't suggest that paving was in the future. Paving of the basketball court creates a large 6000 sq. ft. impervious surface. The paving company put a slight slant on the pavement to allow drainage for water but it runs off into the surrounding landscape and erosion is a concern. There are wetlands located on either side but the water can't reach those areas. There is a very large slope on the South side and wetlands just beyond.

Arty Lang didn't realize that a site plan wasn't in place for the basketball court and the natural growth of the pine trees surrounding the area would eventually create a screen for the neighbors.

The site plan from 2015 specifically required Camp Takodah to put in arborvitae to excel the growth of the screening in 10 years to form a solid buffer for the neighboring homes. Pine trees take too long to grow and don't provide the same dense screening as arborvitae.

The Planning Board requested that Camp Takodah have a licensed engineer design a drainage system for the paved Basketball court and return to the next Planning Board meeting on June 5, 2018. Until the drainage system is in place the basketball court can not be used. They also requested that the arborvitae be planted immediately to

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begin growth for the abutting neighbors. Arty Lang agreed that they will return for the June 5, 2018 meeting with the drainage plans in hand.

This is not the first time Camp Takodah has not filled the conditions of approval set forth by the Planning board. It was discussed in the future that the Planning Board adds as built plans in the Site Plan Review Regulations and timely inspections should be made during phases of construction.

3. Mail:

Southwest Region Planning Commission Highlights for April.

Invitation to the Southwest Region Planning Commission Annual Meeting on June 12, 2018 at Keene State College Centennial Hall, Alumni Center. Social starts at 5:00 PM and dinner is at 5:45. The program is Celebrating Monadnock with guest speaker Alan Rumrill. Butch Morin and Vice Chairman Lloyd Condon will be going. The RSVP and cost will be sent to Southwest Region Planning Commission.

4. Minutes of May 1, 2018

Page 1, Under 3. Third paragraph down, first line pull out the word one.

Page 2, Under 5. Second line town add the word town. SWRPC neither Town computer can open the comments.

Motion made by Seth Reece to accept the minutes as amended. Seconded by Chairman Drew. Four in favor. One abstention. No one opposed. Motion carries.

5. Heavy Construction:

Heavy Construction foot notes from Southwest Region Planning Commission have been made available in a readable version to the board. The updated Regulations and foot notes will be sent to all members to review for the next meeting.

6. Alternate Board Members:

The Planning Board looked over the Registered Voter Checklist to aid in their search for Alternates to the Planning Board. This will continue at the June 5, 2018 meeting.

7. Sale of Property within Cluster Subdivision:

The question was asked by a resident who purchased a home in a Cluster Subdivision if the common land within a Cluster Subdivision could be purchased and owned by one resident if both parties agreed. It was the suggestion of the Planning Board that the owners consult a Lawyer, look at the Bylaws/Articles of Agreement for the Subdivision and adhere to all the Zoning Ordinances.

8. Other:

1. 37-39 Fitzwilliam Road:

The question was asked if 37-39 Fitzwilliam Road was a one or two family residence, a potential buyer would like this clarified. The property folder at the Selectman's office clearly shows that there was a building permit to add a small in-law apartment in 1989. The oldest tax card that reflected this parcel as two family was 2015. The septic was updated in 2013. It is believed that when the permit was issued in 1989 it was agreed that when the family member didn't need the space anymore the area was to be dismantled and not used as an in-law apartment. It was the overall consensus of the Planning Board that they had no problem with this being a two family home as it has been that way since 1989, the septic has been updated and it's being taxed as a two family residence.

Pending:

Map 202 Lot 31 and 32:

Tabled until next meeting on June 5, 2018 as there is no final word on the proposed easement from the Town Attorney.

With no further business in front of the Board.

Motion made by Chris Daugherty to adjourn the meeting. Seconded by Seth Reece. All in favor. None opposed. Motion carries.

Meeting adjourned @ 8:32 PM

Respectfully Submitted,

Kandace Mattson.